

LOCATION SKETCH

City Of Central City, Nebraska

General Notes

1. Property Zoned C2 - Highway Commercial
Building Setback Limits - Front - 25'
- Side - 5'-10' When Abutting a Residential District
- Rear - 0'-15' When Abutting a Residential District
2. According To FEMA This Property Is Located In Zone X Of The Flood Insurance Rate Map Number 3101480003C, Dated September 21, 1998.
3. The Zoning Ordinance Of The City Of Central City, Nebraska Requires That The Subject Property With This Zoning Classification Have One Regular Space Per 100 Sq. Ft. of Floor Plan Spaces, Plus One Space Per Two Employees. If The Total Number of Spaces Provided Is Between 26 and 50, there are 2 Handicapped Spaces Required.
4. There Exists 31 Regular Parking Spaces And 2 Handicapped Parking Spaces On the Subject Property.
5. The Total Land Area Of The Subject Property is 43,535 Square Feet.

LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe Placed w/ Survey Marker Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance
- All Distances Shown On Curve Are Chord Distances
- OHP — Overhead Power
- ☼ Light Pole
- ⊙ Power Pole

SCALE 1" = 20'

Legal Description

A tract of land comprising all of Lots Fourteen (14), Fifteen (15), Sixteen (16), the West Half (W $\frac{1}{2}$) of Lot Seventeen (17), and part of Lots Eleven (11), Twelve (12), and Thirteen (13) lying south of 'G' Street (U.S. Highway No. 30) right-of-way, and that portion of Vacated Sixteen (16) foot wide Alley adjacent to said Lots all in Boyd and Jarrett's Addition, to the City of Central City, Merrick County, Nebraska, more particularly described as follows:

Beginning at the southwest corner of said Lot Fourteen (14); thence running northerly along the west line of said Lots Fourteen (14) and Thirteen (13), on an Assumed Bearing of N02°03'32"W a distance of One Hundred Fifty Seven and Sixty Four Hundredths (157.64) feet, to a point on the southerly right-of-way line of 'G' Street (U.S. Highway No. 30); thence running N63°02'51"E along the southerly right-of-way line of 'G' Street (U.S. Highway No. 30) a distance of Eighty One and Twenty One Hundredths (81.21) feet; thence running N61°19'16"E along the southerly right-of-way line of 'G' Street (U.S. Highway No. 30), a distance of One Hundred Twenty Two and Seventy Four Hundredths (122.74) feet, to a point on the easterly line of said Lot Eleven (11); thence running S40°25'14"E, along the easterly line of said Lot Eleven (11) and its extension, a distance of Thirty Three and Two Hundredths (33.02) feet, to the centerline of said Vacated Alley; thence running S50°09'57"W, along the centerline of said Vacated Alley, a distance of Twenty Nine and Eight Two Hundredths (29.82) feet; thence running S40°30'27"E, along the easterly line of said West Half (W $\frac{1}{2}$) of Lot Seventeen (17) and its extension, a distance of One Hundred Forty and Twenty Six Hundredths (140.26) feet, to a point on the southerly line of said Lot Seventeen (17); thence running S51°04'45"W, along the south line of said West Half (W $\frac{1}{2}$) of Lot Seventeen (17), Lot Sixteen (16), and Lot Fifteen (15), a distance of One Hundred Forty Six and Seventy Five Hundredths (146.75) feet, to the southwest corner of said Lot Fifteen (15); thence running S86°07'03"W, along the South line of said Lot Fourteen (14), a distance of One Hundred Fifty and Twenty Hundredths (150.20) feet, to the point of beginning, said tract containing 0.999 acres more or less.

Surveyor's Certificate

The undersigned, being a registered land surveyor of the State of Nebraska, certifies to Wendgrand Realty, LLC, Home Federal Saving and Loan Association of Grand Island, Nebraska and Commonwealth Land Title Insurance Company as follows:

This map or plat and the survey on which it is based was made on the ground under my supervision April 18, and in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by the American Land Title Association, the American Congress on Surveying and Mapping and the National Society of Professional Surveyors in 2005, meeting the accuracy requirements of an Urban Survey, as defined therein, and includes items 1, 2, 3, 4, 6, 7a, 7b1, 7b2, 7c, 8, 9, 10, 11b, 13, 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA/ACSM and NSPE and in effect on the date of this certification, the undersigned further certifies that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerance, and that the property shown on the survey is the same property as described in the title commitment.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate to the best of my knowledge and belief.

U19101
Date

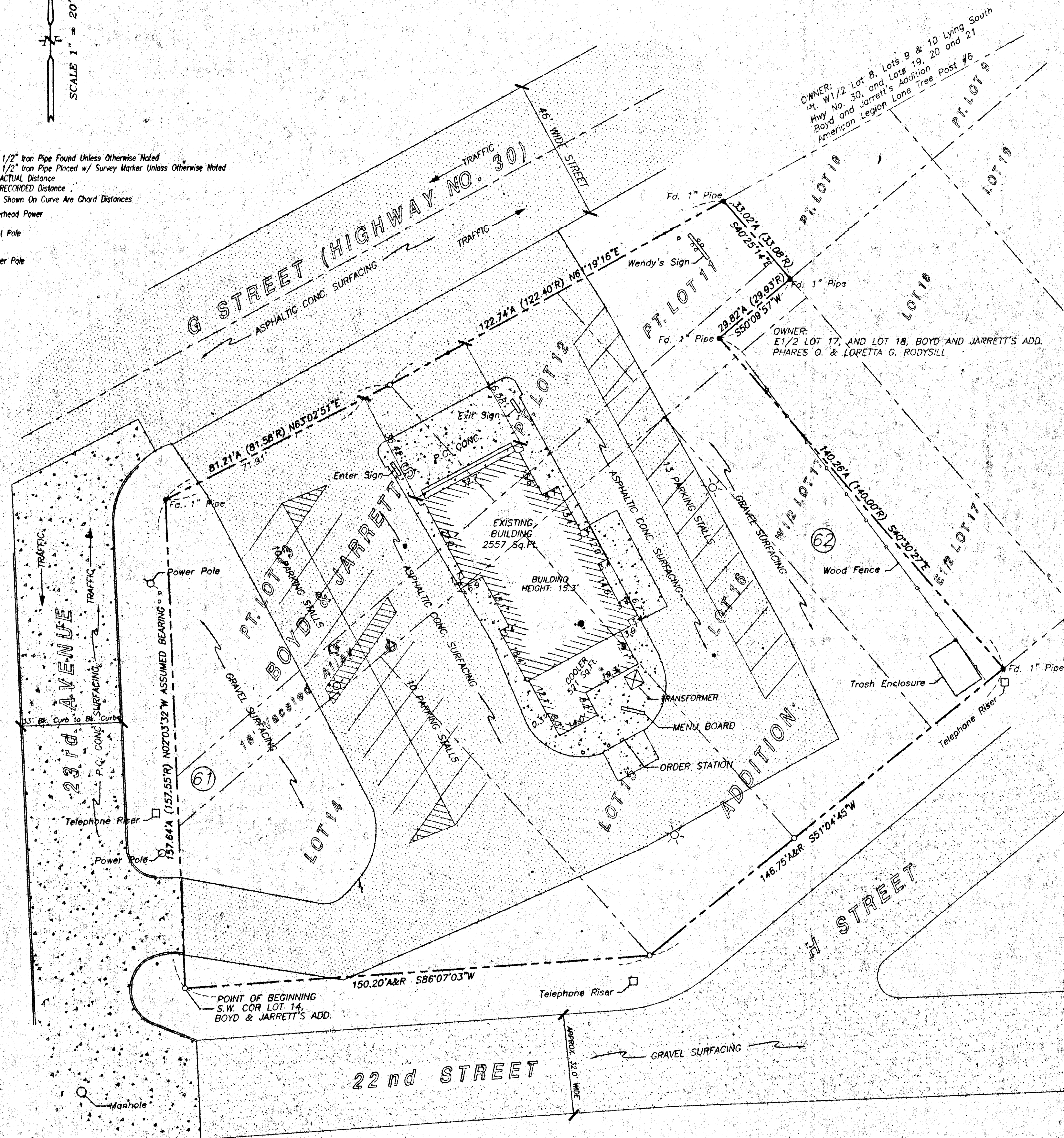
Deryl D. Sorgentrei, Reg. Land Surveyor



SURVEY RECORD REPOSITORY
RECEIVED
OCT 15 2007
250
County Merrick
085-327

NOTES CORRESPONDING TO SCHEDULE B, SECTION 2, ITEMS FOR COMMITMENT NO. 07-2184, DATED FEBRUARY 13, 2007

ITEM NO.	DOCUMENT
①	Ordinance No. 438 Vacating Alley, Filed August 3, 1970, in Book W, Page 337, is plotted hereon.
②	Easement Executed By Anthony D. Bowers and Lena J. Bowers, Husband and Wife, to Theodore I. Gray and May H. Gray, Husband and Wife, Dated December 21, 1960, and Filed December 21, 1960 in Book P, Page 322. Affects the W1/2 of Lot 17, Boyd & Jarrett's Addition.



2510 NORTH WEBB ROAD, GRAND ISLAND, NEBRASKA 68802 P.O. BOX 549 E-MAIL: surveyor@rockwell-engineering.com PHONE (308) 382-1472 FAX (308) 382-1423	
ALTA/ACSM LAND TITLE SURVEY Pl. Lots 11, 12, 13, All Lots 14, 15, 16, W1/2 Lot 17 and Vacated Alley, Boyd & Jarrett's Addition City of Central City, NE	
SUBMITTED BY:	DRAWN BY: Andrew O.
CHECKED BY: D.D.S.	SHEET No. DWG. No.
APPROVED BY:	1 OF 1
DATE: June 13, 2007	REVISIONS
PROJECT No.	